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100 Hwy. 101, Florence, OR



**COLDWELL  
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**FEATURED NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF MARCH 3, 2021**

**NEW**



**1600 RHODODENDRON #219**

Well maintained and recently updated. This home is in fantastic condition. 3 bedroom, 2 bath home in great neighborhood of Greentrees. It has newer exterior siding, gutters, vinyl windows and roof. This home has vaulted ceilings, updated bathrooms with custom ADA tub/shower. Custom chef's kitchen with newer cabinets and solid surface counters. A large finished studio/guest studio/ADU (buyer to verify use). ADA ramp, covered deck/porch and garden shed. A great opportunity for your forever home. **\$375,000** #12141 MLS#21006695

**NEW**



**88505 3RD AVE**

Newly remodeled throughout, this fabulous beach house is perfect for full-time living or would make an ideal vacation rental. No HOAs. Ocean views & a short walk to beach access. This spacious home w/ oversized double garage offers lots of room for family, friends & toys. Large fully fenced yard & room for RV parking. Open concept, all new interior paint, LVP flooring, quartz counters, 2 ensuite-1 upstairs, 1 down w/ new walk-in shower. Huge bedroom/bonus room w/ wave-breaking views. Must see! **\$695,000** #12140 MLS#21049463

**NEW**



**83330 & 83334 ERHART ROAD**

Rare and coveted Siltcoos Lake property consisting of 2 older, rustic, primitive but cozy lake cabins and 2 additional offshore lots. Owned by the same family for decades. Lots of hand-crafted woody touches throughout both cabins. End of road privacy w/ 2 docks and its own boat launch. Showings by appointment only (caretaker on-site). CASH ONLY NO FINANCING. **\$549,000** #12139 MLS#21417230

**NEW CONSTRUCTION**



**1720 32ND STREET**

"OAK STREET COMMONS" - New Townhomes! This is the last & most desirable phase. Units are selling fast. Don't miss out. Great room open floor plan, stainless appliances, quartz counters, Medallion Cabinets. Ductless heat pump, waterproof laminate & carpeting. Covered deck & balcony. Attached finished insulated garage. Interior laundry closet. The escrow will close with the issuance of Occupancy Permit. Currently, under construction, other finished units can be shown. Showings by appointment ONLY. **\$297,000** #12133/MLS#21456628



**87856 RIVERVIEW AVE**

A big open room concept and bright space in the heart of Mapleton. The public dock is right near your back door. Enjoy beautiful views of the Siuslaw River and Forest. Conveniently located right next to the store, restaurant, and local businesses. The house has been beautifully maintained with a recently upgraded kitchen. Master bedroom/Private En Suite bathroom is on the opposite side of the other bedrooms. **\$340,000** #12130 MLS#21269558



**110 PARK VILLAGE LOOP**

Recently updated home with an open style living area and high-speed fiber-optic internet. Located near medical clinics, hospital, library, shopping, and post office. Completely updated kitchen with Corian style countertops, stainless steel appliances. Bathrooms have Corian Style counters, & energy-efficient showerheads. New LVP flooring, lighting, and painting. A laundry room, covered deck, and a beautiful fenced yard. This home is immaculate and won't disappoint. Hurry this one won't last long. **\$394,900** #12128 MLS#21453154



**1613 1ST ST.**

Vintage Chamer. Charming 1907 home located in the heart of Old Town District. Beautiful views of the Siuslaw River, boardwalk and bridge. 4 bedrooms, 2 baths in 2487 SF of living. Bay windows, landscaped yard, deck, carport and storage garage. Built-in wall clock and Barber pole included. All appliances stay. Come see this one before it's gone. **\$539,000** #12126 MLS#21666570



**179 LAUREL STREET #19**

Extremely desirable location - use for vacation rental, personal getaway or full-time living. Main floor has open floor plan with living room, kitchen, dining area, full bath with shower and pantry. Upper level has 2 bedrooms and full bath and laundry. Outside assigned covered parking. **\$295,000** #12124 MLS#21369814



**4457 SPRUCE STREET**

Very well maintained home with newer roof and exterior paint in a great, private location. Dramatic front entry & porch area into this lovely 3 bedroom, 2 bathroom home with vaulted ceilings & laminate floors. Ample windows for natural lighting. Open kitchen & dining area, glass doors to a large patio. Primary bedroom with private bath, walk-in closet. Beautiful open living room with pellet stove. Updated throughout. Large, desirable corner lot on a dead end street. Hurry, it won't last long! **\$339,500** #12115 MLS#20536505



**11821 E. MAPLETON RD**

Large 2007 Riverfront manufactured home features 2 master bedrooms, large living room, dining room and kitchen with river views. 2 decks for outdoor living, landscaped yard, 2 metal ramadas for storage. Large workshop off the garage. It's a must see! **\$575,000** #12111 MLS#20585484



**FLORENTINE ESTATES - MOVE-IN READY**

Well maintained double-wide manufactured home in 55+ gated community where you also own the land. Club house amenities include pool, sauna, library, meeting room, etc. Security patrols day & night in addition to gated entrances. Home has been professionally cleaned & ready for new owners! **\$315,000** #12038 MLS#20255094



**86 OUTER DRIVE**

This property is a low care lot with a park model travel trailer complete with addition & carport plus workshop/storage shed. New paint on exterior - lots of plus features. \$25.00 transfer fee to buyer at close of escrow. **\$150,000** #12001 MLS#2008495



**TAHKENITCH LAKE**

FLOATING HOME! Easy access to the lake, marina and boat launch. Beautiful, stunning views all around; a unique opportunity. Private setting. Fun, useful amenities throughout the home. Fish from your living room! Great weekend get-away! **\$89,900** #11700 MLS#18209847



**1335 MULBERRY LANE**

Quiet, town-center location and fresh and like-new inside & out spacious split level plan. New roof, interior / exterior paint, flooring appliances, and fixtures. Great rear deck for BBQs or outside living. Oversized garage. Ductless heat pump, vaulted ceilings, and more. 1800 sf w/ 3 BR / 2 BA. Move-in ready! **\$389,000** #12048 MLS#20630889



**131 HWY 101 YACHATS**

Come live the coastal dream in Yachats Oregon! Ona Restaurant and Lounge is a profitable, upscale turn-key restaurant that opened in October 2010. This well-established restaurant menu features coastal cuisine that is globally inspired and locally sourced. Craft cocktails and small vineyard, boutique northwest wines. Fine dining with a relaxed, family friendly atmosphere is enhanced by a dining room and heated patio that overlooks the Yachats River and Pacific Ocean. **\$325,000** + Inventory #11939 MLS#19590284



**1601 RHODODENDRON DRIVE #548**

Rare opportunity to place your dream home on one of the last available lots in this great 55+ gated community. Vacation now, retire later, or start living your dreams. Located on a cul-de-sac at end of River Vista Drive, this 0.54-acre lot has potential distant river/ocean views. Don't miss this unique opportunity for affordable living on the Oregon coast. Amenities include a clubhouse, tennis & bocce ball courts, jacuzzi, sauna & outdoor pool. Close to medical facilities, library, shopping & Old Town. **\$88,000** #12136 MLS#21513355



**A NAPKIN AND A PEN...**

Here it is! Situated amongst lush vegetation this large lot affords privacy in a premier development. Time you walk to the overlook at sunset for jaw dropping views of the river, dunes and the Pacific Ocean. Located close to all conveniences and countless recreation opportunities. Start planning your dream home today. **\$60,000** #12067 MLS#20556852



**TWO BUILDABLE LOTS FOR THE PRICE OF ONE!**

Fantastic views from this double lot, located in Rhodo View Dunes, a gated community of upper-end homes. All utilities are available and lot is ready to build. Ready for your dream home or build on one and keep the other for privacy. **\$69,000** #12066 MLS#20154931



**HWY 101 LOT**

4.9 acres zoned Commercial. Site anchored by Fred Meyer to the south and new multi-use area to the east, south of Munsel Lake Road. Rapidly growing area. Seller will pay the assessment for City Sewer of over \$50,000 at the close of escrow. **\$695,000** #12064 MLS#20334463



**COMMERCIAL DIVERSITY**

Calling all lawyers, stylists, accountants, artists, massage therapists, consultants, craftspeople, booksellers, dentists & dreamers! This appealing & affordable commercial space in the heart of Old Town is just that - adaptable for use. Start planning today. **MOTIVATED SELLER!** **\$138,000** #11977 MLS#20333226



**HWY 101 LOT**

Beautiful .67 acre property with cleared homesite just waiting for your dream home. Nice deep lot allowing placement of home towards the east. No HOA dues, no CCR's - stick-built or manufactured home OK. Seller states that there was once a septic approval prior to their purchase. Buyer must do their own due diligence with Lane County, Central Lincoln PUD, and Heceta Water District. **\$125,000** #12109 20432140



**TL# 00700 LUTSINGER CREEK ROAD**

Rare, coveted location near Scottsburg Bridge. 1+ acre Umpqua Riverfront recreational lot. Great fishing, and all that goes with owning riverfront property. Enough flat/usable ground for a couple of RV's. No utilities but power pole on road. Get ready for Spring & Summer fishing and camping on the river w/ Loon Lake type weather...sunny and warm! Possible owner terms with 1/2 down, balance at 5% interest, all due in 5 years. **\$75,000** #11966 MLS#20689510



**LEVAGE DRIVE**

Come see the opportunities to be steps away from Sutton Lake yet close to town. This lot is raw land with lush green and wooded views. Filtered lake views may be possible with clearing at the top. Come build your dream home or enjoy your own forest. **\$25,000** #11916 MLS#19475920



**LITTLE WOAHINK LOT 119**

This peaceful & serene 1.01 acres Little Woahink Lakefront lot is located on a secluded and private dead-end road. Build your dream home among the trees. Septic approval is in the file. Walk the access trail from the road to the lake to view this one of a kind lot. **\$144,900** #11859 MLS#19669674



**BUCKSKIN BOB LAKE VIEW LOT**

1/3 Acre lot close to Siltcoos Lake. Great recreational property ready to use and enjoy. Septic and power installed. Gentle rolling terrain and canopy of trees to the west for privacy. 2nd story lake view potential. Close to fishing, trails, and all Siltcoos Lake activities. **\$104,900** #11811 MLS#19066250



**ANDY JOHNSON**  
Principal Broker/Owner



**ALICE SICHTING-BURNS**  
Broker



**ALVA BRACEY**  
Broker



**ARIC SNEDDON**  
Broker



**DANI FLESCHER**  
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Broker



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